



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
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**CICELY HARRIS**  
Chairperson

**SHATIC MITCHELL**  
District Manager

**MANHATTAN COMMUNITY BOARD 10**  
**LAND USE and HOUSING COMMITTEE**  
**November 19th 2019**

**Present**

Kevin Bitterman, Michelle Booker, Lisa Downing, Chair, Donna Gill, Stanley Gleaton, Delsenia Glover, Victoria Horsford, Mari Moss, Shatic Mitchell, Derek Perkinson, Charles Powell, Chair, Keith Taylor

**Absent/Excused**

Karen Dixon, Dr. Hazel Duke, Stephen Johnson, George Harrell, Jerika Richardson, Raquel Vazquez

The meeting was called to order at 6:37 pm

**HDFC and Local Law 64**

Charles Powell updated the committee on the status Local Law 64 intended to target building landlords and make them register their rent-regulated units with the city through an affordable housing portal. If they don't register their apartments with officials, the shareholders would be fined. John McBride and HDFC shareholder and leader of the HDFC coalition is contesting this ruling for HDFCs as their apartments are privately owned and not subject to rent regulation. Powell reported that Councilman Mark Levine is spearheading an amendment so that HDFCs will be exempt from this reporting requirement. This ruling if in effect would control unit owner sales and require them to post their listings on the housing portal. Unit owners would be required to consider candidates that come through the portal as opposed to buyers looking to purchase on the open market.

**NYS District Attorney Construction Fraud Task Force**

Diana Florence from the District Attorney's office Construction Fraud Task Force

The DA's Office is looking to prosecute companies that are in violation of construction fraud. The cases could range from landlord's stealing from tenants, health and safety violations on site, negligence, non payment of workers etc

Many construction companies are using fraud as a business model and the DA's office is looking to change that.

A Construction Fraud task force has been established to closely monitor these companies and business practices. They also want to raise awareness of construction fraud related issues to both residents and pedestrians that are surrounded by construction sites. The DA's motto is "If you see something, say something" They want to encourage people to pay more attention to what is happening around them and if they see something wrong at a site to call the DA's office via What's App at 646-712-0298. They are also encouraging people to post photos on the DA's website with the address of the violation and the date the action occurred.

### **West End Residences Supportive Housing (WERSH) - 15 West 118th**

15 West 118<sup>th</sup> a property formerly owned by Women In Need is being developed by WERSH in conjunction with Azimuth Developers. 50 studio apartments will be created as of right for the young adults ages 18-25 of the LGBTQ community.

100 percent of the unit occupancy will be based upon the individual's income no AMI. No more than 30% of a person's income living here will be spent on rent. Incomes are capped at 60% of AMI which is approximately 55k

Resources will also be provided on site to assist residents. There will be 4 social workers to help residents with social, emotional and employment issue/services.

In NYC there are currently 60,000 people that are homeless 8,000 are children/young adults many of which are people

of color and/or members of the LBGTQ communities. They need a safe space to live.

#### *Benefits to the district*

Prospective residents will be referred from the City, drop in and transitional facility centers; they will be screened.

Each candidate will go through a psycho social evaluation (2010E) to determine their eligibility.

#### **Comments/Concerns**

- Azimuth Development company has been in the news frequently in recent months/years for violating their partnership . Agreements (or not developing equitable agreements with non profit organizations particularly churches). The WSRSH has been advised (google the developer)
- There is an overwhelming need for supportive housing and assisted living facilities in our communities. This is a task Force that needs to be further explored.

#### **Beyond Rosies 31-33 West 110<sup>th</sup> Street**

Rita Zimmer the Executive Director, Women's Criminal Justice Association (WCJA) and Sharon White came to solicit

Support from CB 10 for the opening of a Women only intake facility that offers trauma Informed care and gender

specific services to women, LGBTQ and non conforming New Yorkers. They are seeking a facility in Manhattan that

would be comprised of 6-8 private rooms with private bathrooms including a kitchen, dining area, laundry, living and

study space with space for overnight stays with their children and family and adequate space for counseling groups, educational and vocational programming, family meetings and spiritual guidance This new type of Intake Center will be clean, welcoming, properly equipped and sensitively designed for women & girls with histories of physical/sexual abuse) would limit the number of women confined to communal cells simultaneously, offer sufficient space allocated to health services to ensure timely attention and care and offer clinic spaces are separate, private, clean & welcoming. **The facility would have a women's health, wellness clinic on-site to ensure timely attention and care.**

The organization is looking to take offer the Lincoln correctional facility located on West 110<sup>th</sup> Street which is currently closed. This is a state facility. The governor will be issuing an RFP in early 2020.

#### **PDC PlayHouse – 258 West 118<sup>th</sup>**

Enid Waite, owner of PDC Playhouse came to the committee to present her business concept of for children's playdates and events. Artemis, the owner of Parrish House facility in question advised the prospective tenant to seeking our approval. However after much discussion and a loose business proposal. The Land Use committee is requesting both parties come back to the committee for further clarification particularly around use. This is a community facility space and there are differing opinions at Department Buildings as to whether or not the concept proposed by Ms. Waite conform to the use required. Additionally, the community board is concerned about the overall profitability of the business model particularly given that a community facility space must serve all members of the community and the fees intended to charge would be cost prohibitive.

There were no voting items. The meeting was adjourned at 8:50 pm.